

COMMITTEE OF ADJUSTMENT AGENDA

PLEASE TURN OFF ALL CELL PHONES DURING THE COMMITTEE HEARING

Location: Hearing:

A-071/19

MARCO MASTRANGELO

COUNCIL CHAMBERS MAY 02, 2019 AT 1:30 P.M.

NEW ITEMS CALL TO ORDER

2. DISCLOSURES OF DIRECT OR INDIRECT PECUNIARY INTEREST 3. REQUESTS FOR WITHDRAWAL/DEFERRAL

File	CATIONS (CONSENT) Name of Applicant	Location of Land	Ward
B-027/19	DERRY (ARI) LTD & DERRY AERO INC	3160 DERRY RD E	. 5
DEFERRED	APPLICATIONS (CONSENT)		
File	Name of Applicant	Location of Land	Ward
B-016/19 B-017/19 B-018/19	TRIG INVESTMENTS INC	1137 CLARKSON RD N & 1141 CLARKSON RD N	2
NEW APPLI	CATIONS (MINOR VARIANCE)		
File	Name of Applicant	Location of Land	Ward
A-146/19	JAMEL JOSEPH ZAKO	1297 CANTERBURY RD	1
A-150/19	JASMEET & GURSIMRAT SAMRA	7 THEODORE DR	11
A-154/19	HARPREET SINGH DHESI	897 FOURTH ST	1
A-155/19	RAMANDEEP KALIRAI & JASPREET MANN	1046 WEST AVE	. 1
A-156/19	SANTOSH, RAMESH & AMAN JAIN	1395 HOLLYROOD AVE	1
A-157/19	RONMAR PROPERTIES INC	4304 VILLAGE CENTRE CRT	4
A-158/19	HAJUNA INVESTMENTS LIMITED	3663 MAVIS RD	7
A-159/19	JYOTI KOHLI & VIKAS KOHLI	3384 ETUDE DR	5
A-160/19	LIFE FOUNTAIN MINISTRIES INC	1606 SEDLESCOMB DR	3
A-161/19	2647063 ONTARIO INC.	2960 DREW RD	5
A-162/19	CRISTIANO & ALINE ALMEIDA	3698 BANFF CRT	. 10
A-163/19	KALPESH & RAKSHA RATHOD	4151 SHARONTON CRT	5
A-164/19	FOREST PARK CIRCLE LTD	1850, 1890 RATHBURN RD E & 4100, 4108 PONYTRAIL DR	3
DEFERRED .	APPLICATIONS (MINOR VARIANCE)		
File A-384/18	Name of Applicant IHSSAN ALI	Location of Land 3889 STONEHAM WAY	Ward 10
74-304/10	II IOOAN ALI	2009 O LOUICI MINI AAVA L	10

Note: If you wish to receive a copy of the Committee's decision, please complete the form entitled "Request for Written Notice of Decision". This form is located on the table adjacent to the entrance doors to your right. (Please do not remove that form from the table. Thank you.)

872 HAMPTON CRES

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COMMITTEE OF ADJUSTMENT NOTICE OF APPLICATION

File: "B" 27/19

Ward 5

The Committee has set **Thursday May 2, 2019** at **1:30 pm** in the **Mississauga Civic Centre**, **COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

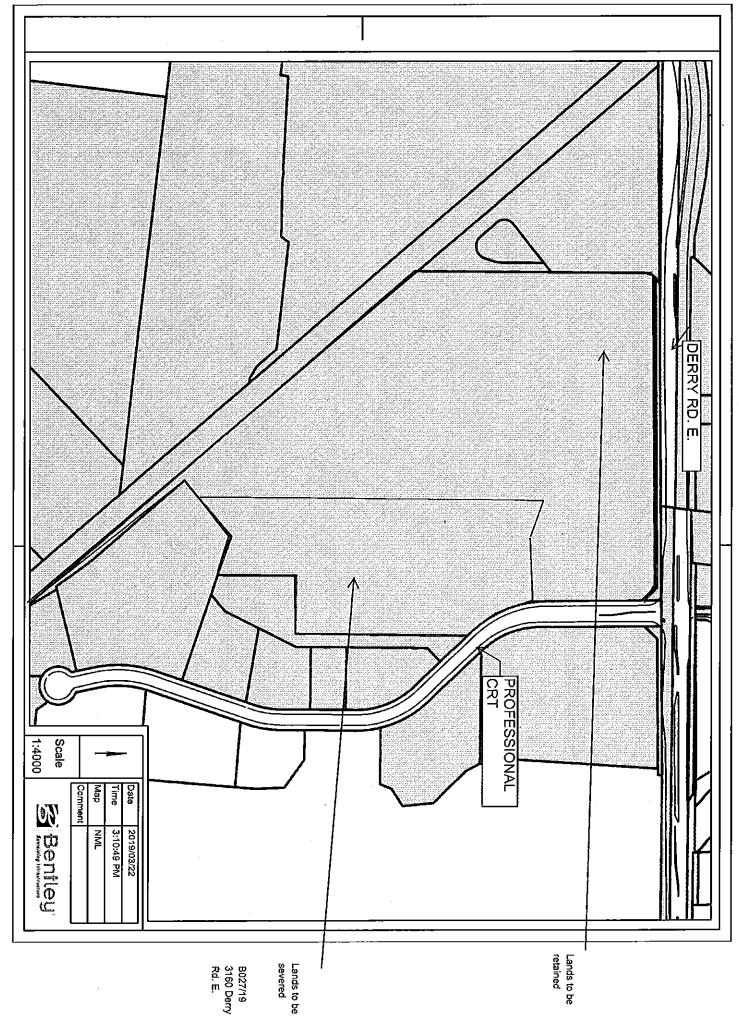
DERRY (ARI) LTD & DERRY AERO INC are the owners of 3160 DERRY ROAD EAST zoned E2 - Employment. The applicants request the approval of the Committee to sever a parcel of land for the creation of a new lot and easements. The parcel of land has a frontage of approximately 77.93m (255.68ft) and an area of approximately 4.53ha (11.19 acres).

This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of a neighbouring property within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer by fax at (905) 615-3950 or by e-mail at committee.adjustment@mississauga.ca Please include your name, your address and application number or address of the property you are providing comments on. To allow all Committee members the opportunity to review and consider your comment in advance of the hearing please submit all comments no later than the Monday before the hearing.

If you wish to be notified of the decision of the Committee in respect of the proposed consent, you must submit a written request to the Secretary Treasurer of the Committee of Adjustment to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1. This will also entitle you to be advised of any future Ontario Municipal Board proceedings.

For more information on this matter visit <u>www.mississauga.ca/portal/residents/cofa</u>, call 905-615-3200 x2408, or email <u>committee.adjustment@mississauga.ca</u>.

If a person or public body that files an appeal of a decision of the Committee in respect to the proposed consent does not make written submissions to the Committee before if gives or refuses to give a provisional consent, the Ontario Municipal Board my dismiss the appeal.



Revised Hearing Date



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "B" 16/19

Ward 2

The Committee has set Thursday May 2, 2019 at 1:30 pm in the Mississauga Civic Centre, COUNCIL CHAMBERS, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

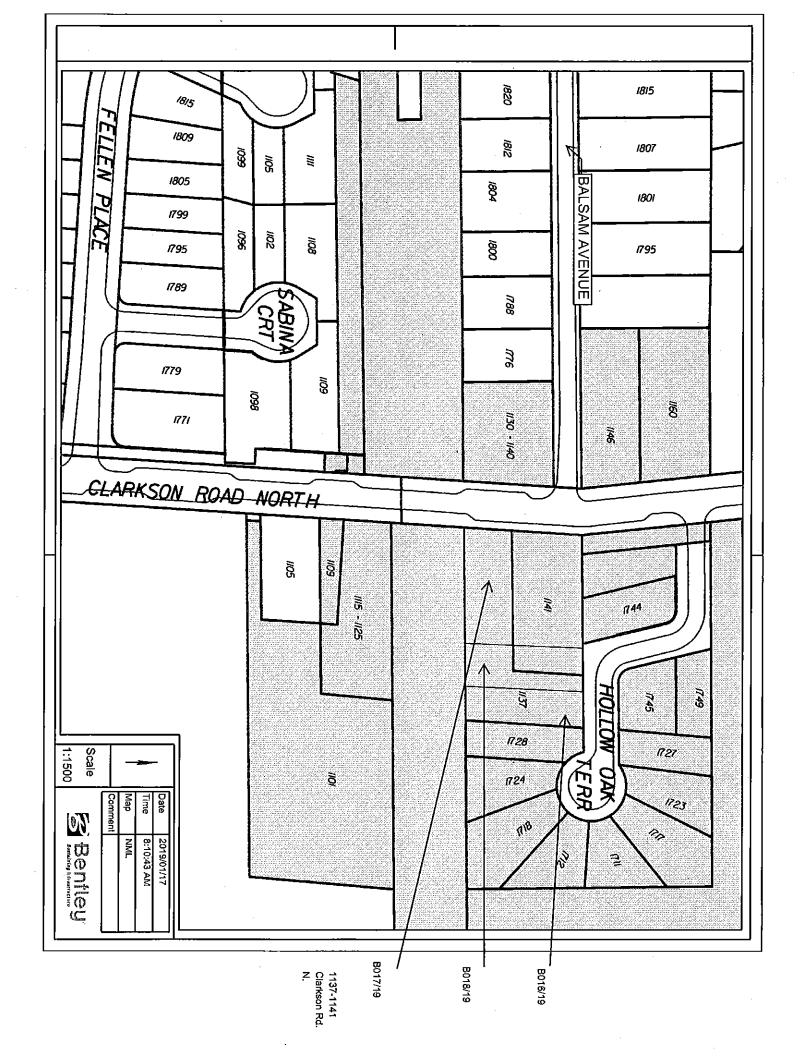
TRIG INVESTMENTS INC. is the owner of 1137-1141 CLARKSON ROAD NORTH zoned D - Development. The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel of land has a frontage of approximately 15.00m (49.21ft) and an area of approximately 0.08ha (0.20ac).

The application is also subject to consent applications B17/19 and B18/19.

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Revised Hearing Date



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "B" 17/19

Ward 2

The Committee has set **Thursday May 2, 2019** at **1:30 pm** in the **Mississauga Civic Centre**, **COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

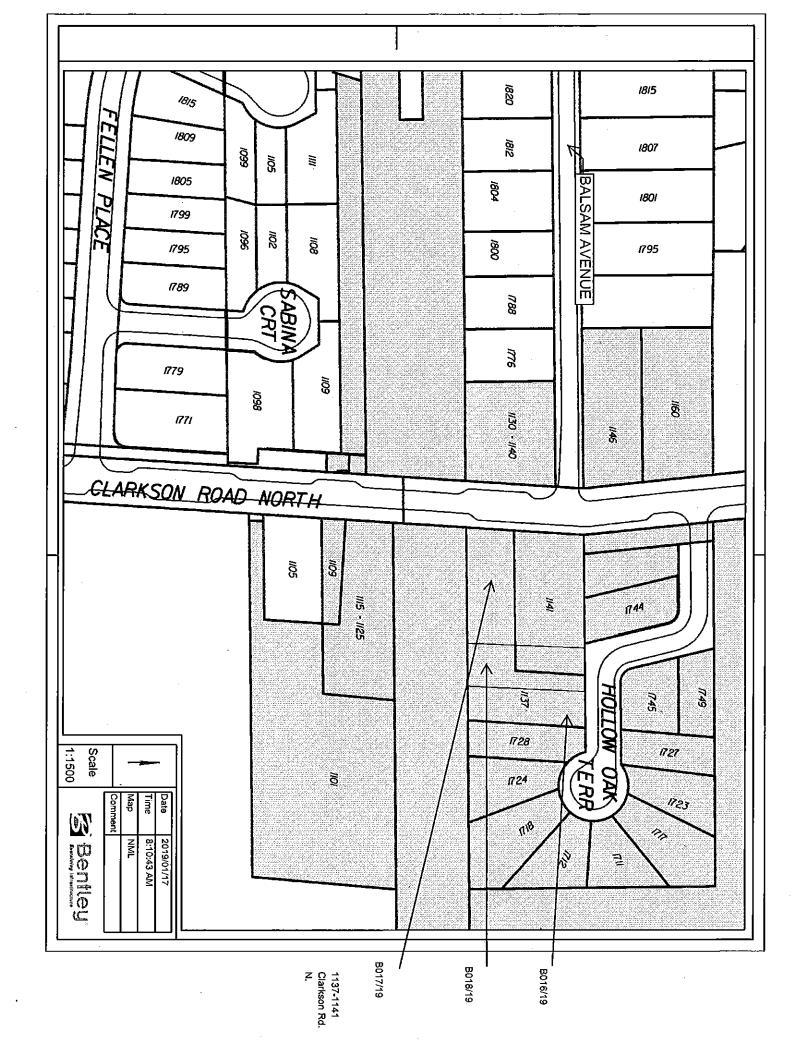
TRIG INVESTMENTS INC is the owner of 1137-1141 CLARKSON ROAD NORTH zoned D – Development. The applicant requests the approval of the Committee to sever a parcel of land for the creation of a new lot. The parcel has a frontage of approximately 21.23m (69.65ft) and an area of approximately 0.112ha (0.28ac).

The application is also subject to consent applications B16/19 and B18/19.

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Revised Hearing Date



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "B" 18/19

Ward 2

The Committee has set **Thursday May 2, 2019** at **1:30 pm** in the **Mississauga Civic Centre**, **COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

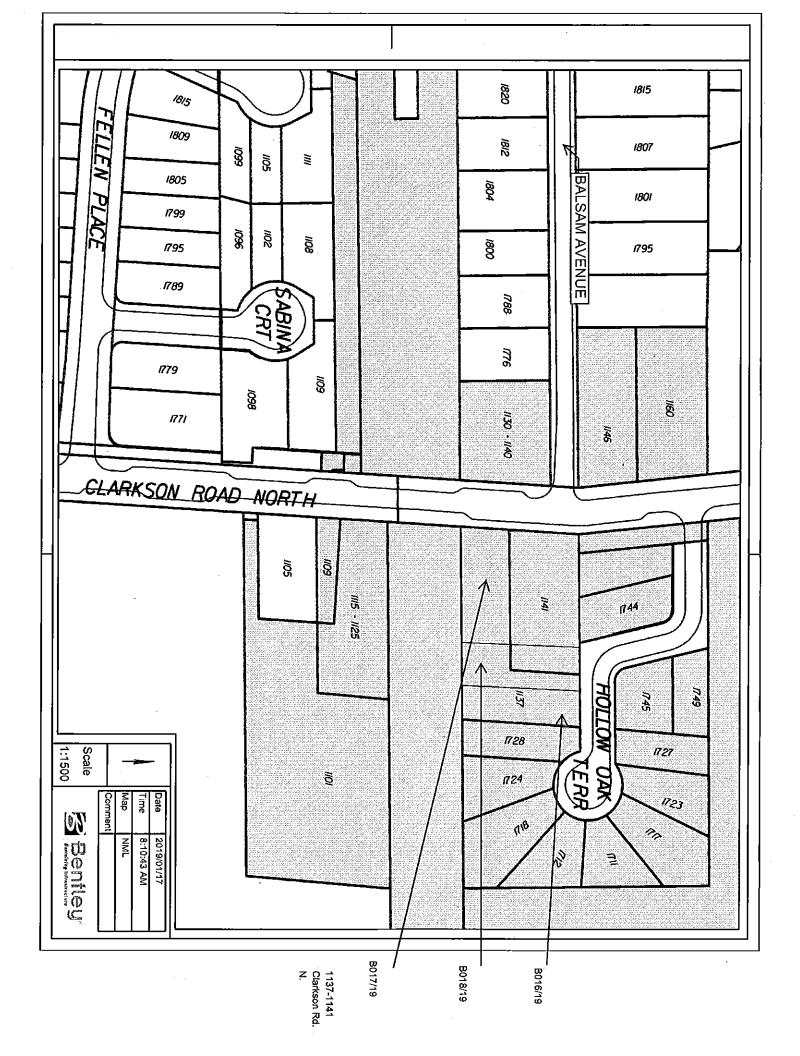
TRIG INVESTMENTS INC. is the owner of 1137-1141 CLARKSON ROAD NORTH zoned R3-62 – Residential. The applicant requests the approval of the Committee to sever a parcel of land for the purposes of a lot addition. The parcel has a frontage of approximately 7.18m (23.56ft) and an area of approximately 0.022ha (0.054ac). The new parcel will be added to the property immediately to the North known as 1736 Hollow Oak Terrace.

The application is also subject to consent applications B16/19 and B18/19.

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File: "A" 146/19

Ward 1

The Committee has set **Thursday May 2, 2019** at 1:30 pm in the **Mississauga Civic Centre**, **COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

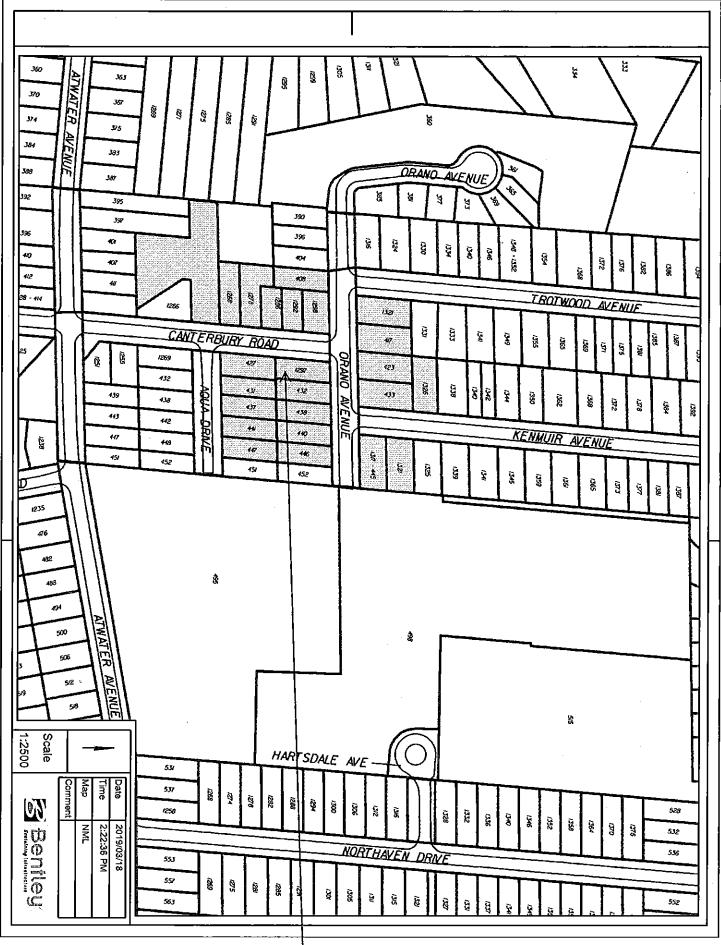
JAMEL JOSEPH ZAKO is the owner of 1297 CANTERBURY ROAD zoned R3-1 – Residential. The applicant requests the Committee to approve a minor variance to allow the construction of a new house on the subject property proposing:

- 1. A gross floor area of 327.57sq.m (approx. 3,525.93sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 311.85sq.m (approx. 3,356.72sq.ft) in this instance;
- 2. A height of 9.17m (approx. 30.09ft) whereas By-law 0225-2007, as amended, permits a maximum height of 9.00m (approx. 29.53ft) in this instance;
- 3. An exterior side yard of 2.69m (approx. 8.83ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard of 6.00m (approx. 19.69ft) in this instance;
- 4. An exterior side yard measured to a porch inclusive of stairs of 2.13m (approx. 6.99ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard measured to a porch inclusive of stairs of 4.40m (approx. 14.44ft) in this instance;
- 5. An exterior side yard measured to a deck of 3.00m (approx. 9.84ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard measured to a deck of 4.40m (approx. 14.44ft) in this instance:
- 6. An exterior side yard measured to the eaves of 2.78m (approx. 9.12ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard measured to the eaves of 5.50m (approx. 18.04ft) in this instance; and
- 7. An exterior side yard measured to a basement stairwell entrance of 3.00m (approx. 9.84ft) whereas By-law 0225-2007, as amended, requires a minimum exterior side yard measured to a basement stairwell entrance of 6.00m (approx. 19.69ft) in this instance.

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File: "A" 150/19

Ward 11

The Committee has set Thursday May 2, 2019 at 1:30 pm in the Mississauga Civic Centre, COUNCIL CHAMBERS, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

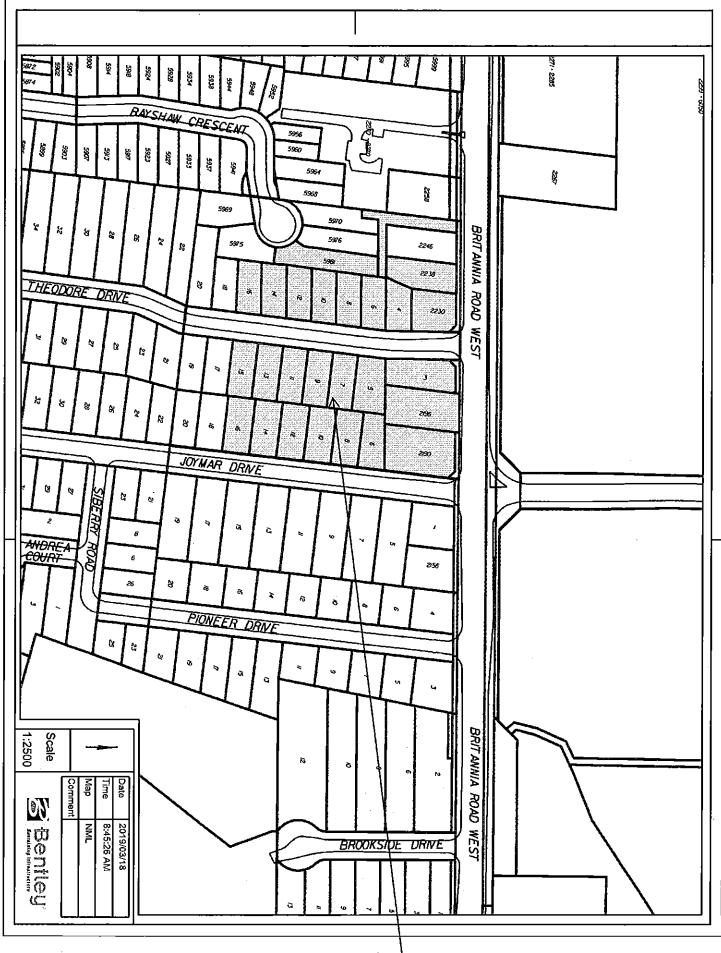
JASMEET & GURSIMRAT SAMRA is the owner of 7 THEODORE DRIVE zoned R2-50 - Residential. The applicants request the Committee to approve a minor variance to allow the construction of a new house on the subject property proposing:

- 1. A gross floor area of 316.70sq.m (approx. 3,408.93sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 297.09sq.m (approx. 3,197.85sq.ft) in this instance; and
- 2. A maximum lot coverage of 26.03% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% of the lot area in this instance.

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File: "A" 154/19

Ward 1

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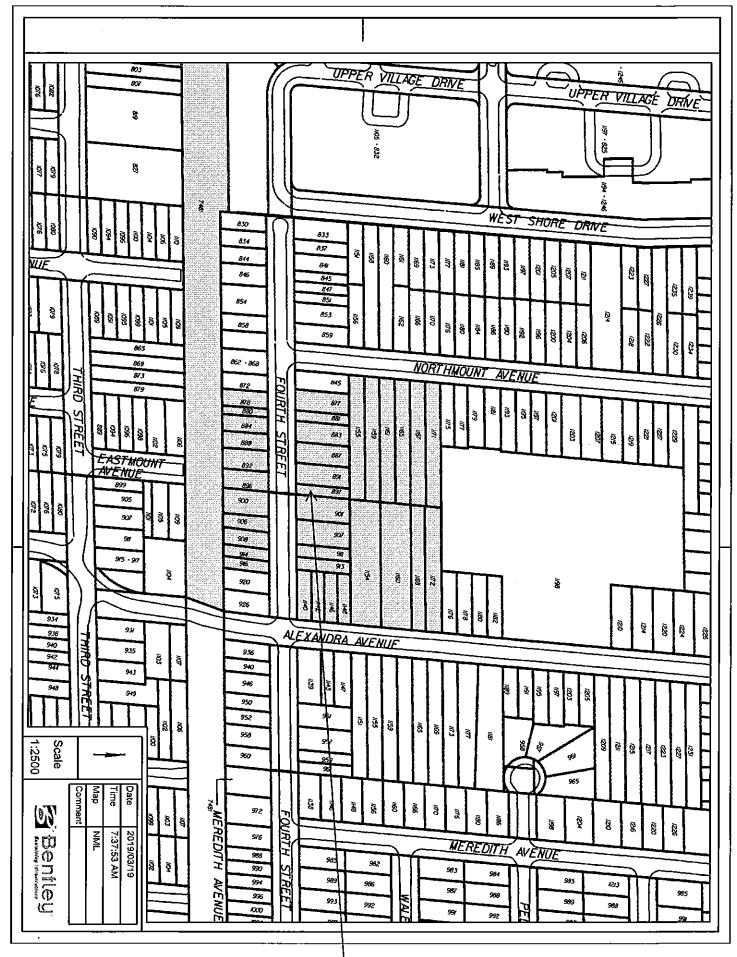
HARPREET SINGH DHESI is the owner of 897 FOURTH STREET being zoned RM1-26 - Residential. The applicant requests the Committee to approve a minor variance to allow the construction of a new house proposing:

- 1. A dwelling depth of 20.90m (approx. 68.57ft.) whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (approx. 65.62ft) in this instance;
- 2. A westerly side yard to first and second storeys of 0.66m (approx. 2.16ft) whereas By-law 0225-2007, as amended, requires a minimum westerly side yard of 1.20m (approx. 3.94ft) in this instance; and
- 3. 2 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 3 parking spaces in this instance.

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File: "A" 155/19

Ward 1

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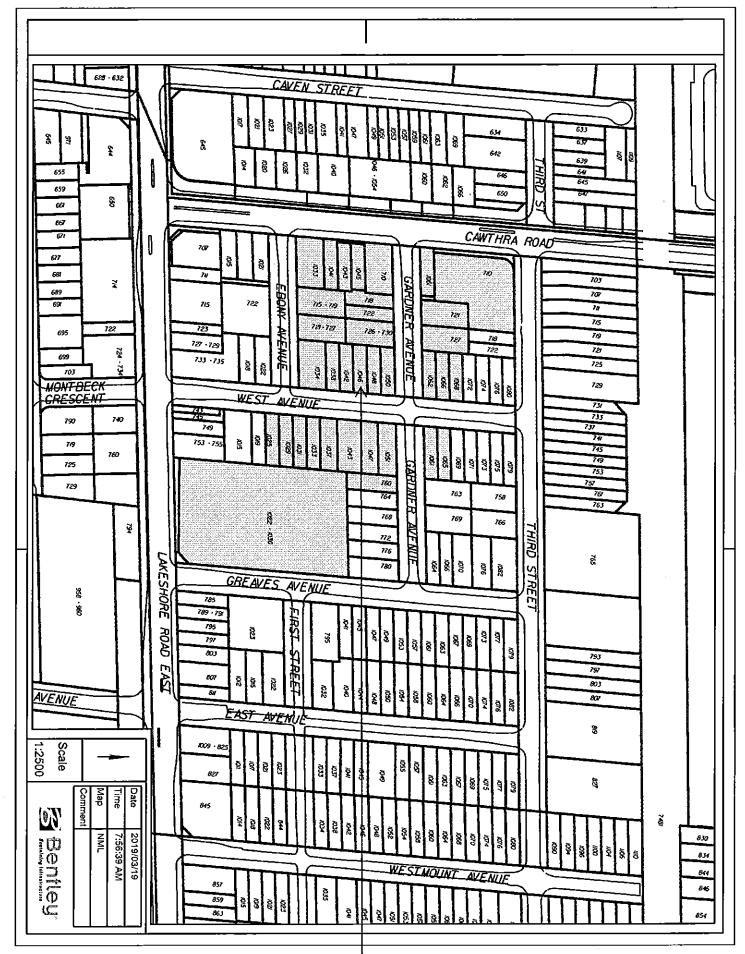
RAMANDEEP KALIRAI & JASPREET MANN are the owners of 1046 WEST AVENUE being zoned RM7-6 - Residential. The applicants request the Committee to approve a minor variance to allow an addition proposing:

- 1. A lot coverage of 37.60% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% of the lot area in this instance;
- 2. A westerly side yard to the second storey of 1.21m (approx. 3.97ft) whereas By-law 0225-2007, as amended, requires a minimum westerly side yard to the second storey of 1.81m (approx. 5.94ft) in this instance; and
- 3. A easterly side yard to the second storey of 1.22m (approx. 4.00ft) whereas By-law 0225-2007, as amended, requires a minimum easterly side yard of 1.81m (approx. 5.94ft) in this instance.

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File: "A" 156/19

Ward 1

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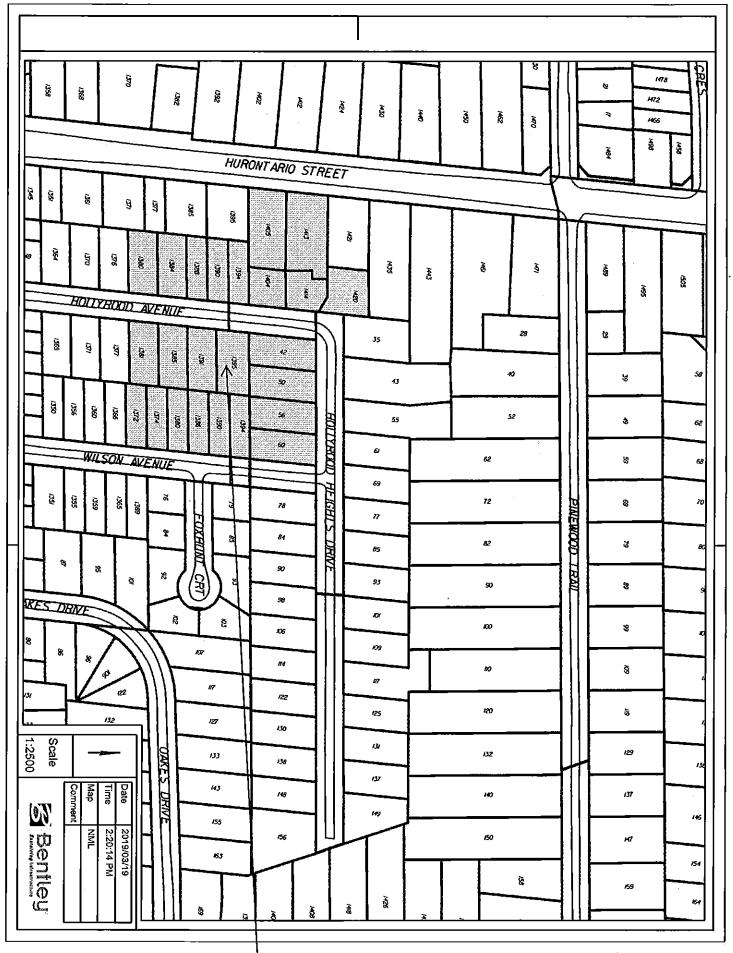
SANTOSH, RAMESH & AMAN JAIN are the owners of 1395 HOLLYROOD AVENUE being zoned R3-1 - Residential. The applicants request the Committee to approve a minor variance to allow the construction of a new house:

- 1. A gross floor area of 455.71sq.m (approx. 4,905.22sq.ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 407.08sq.m (approx. 4,381.80sq.ft) in this instance;
- 2. A height measured to the eaves of 6.71m (approx. 22.01ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m (approx. 21.00ft) in this instance;
- 3. A height to the highest ridge of 9.91m (approx. 32.51ft) whereas By-law 0225-2007, as amended, permits a maximum height to the highest ridge of 9.50m (approx. 31.17ft) in this instance; and
- 4. A height of an accessory structure (fire place) of 3.94m (approx. 12.93ft) whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure of 3.00m (approx. 9.84ft) in this instance.

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File: "A" 157/19

Ward 4

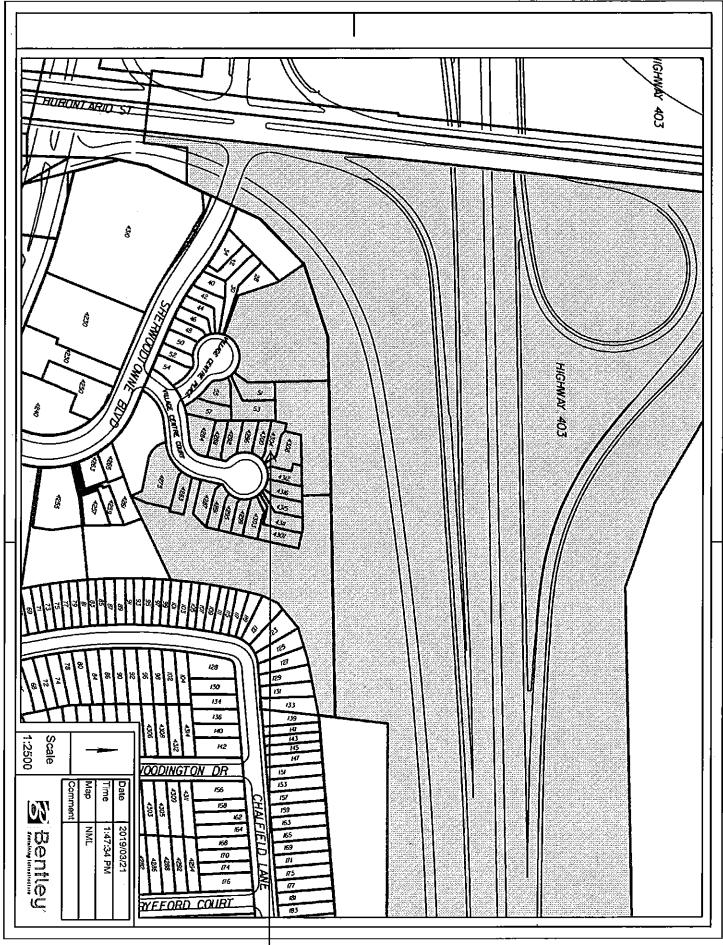
The Committee has set **Thursday May 2, 2019** at **1:30 pm** in the **Mississauga Civic Centre**, **COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

RONMAR PROPERTIES INC is the owner of 4304 VILLAGE CENTRE COURT being zoned H-CC3(2) – City Centre. The applicant requests the Committee to approve a minor variance to permits a medical office proposing 296 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 309 parking spaces in this instance.

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File: "A" 158/19

Ward 7

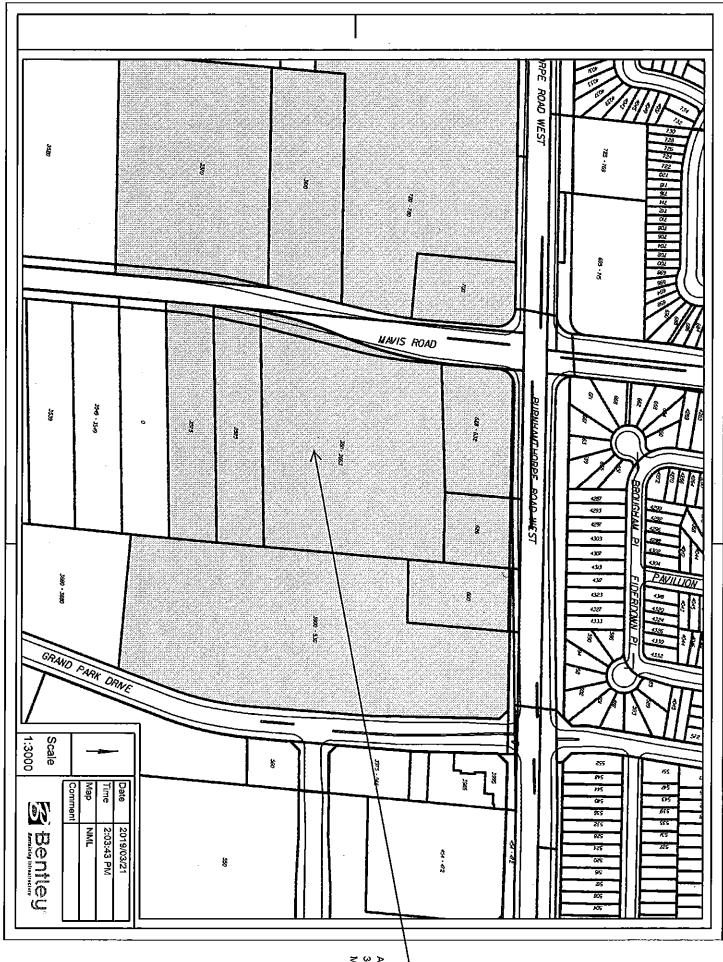
The Committee has set Thursday May 2, 2019 at 1:30 pm in the Mississauga Civic Centre, COUNCIL CHAMBERS, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

HAJUNA INVESTMENTS LIMITED is the owner of 3663 MAVIS ROAD zoned D-10 – Development. The applicant requests the Committee to approve a minor variance to permit a personal service establishment proposing a tatoo parlour whereas By-law 0225-2007, as amended, does not permit a tatoo parlour in this instance.

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File: "A" 159/19

Ward 5

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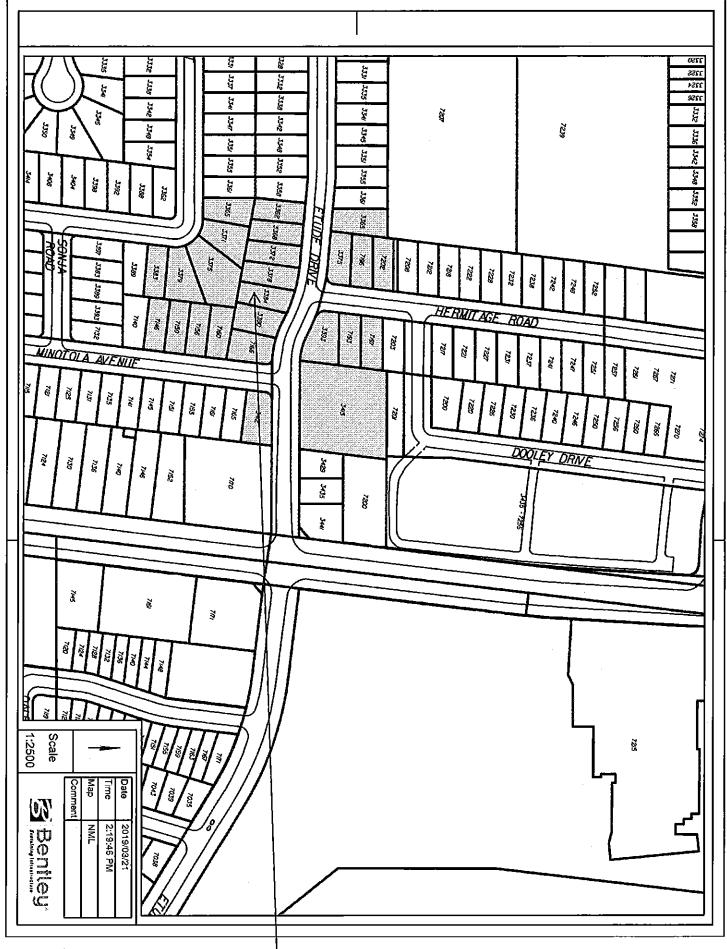
JYOTI KOHLI & VIKAS KOHLI are the owners of 3384 ETUDE DRIVE being zoned R3-69-Residential. The applicants request the Committee to approve a minor variance to allow an addition proposing:

- 1. A lot coverage of 31.00% of the lot area whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 30.00% of the lot area in this instance;
- 2. A gross floor area of 333.12sq.m (approx. 3585.67ft) whereas By-law 0225-2007, as amended, permits a maximum gross floor area of 277.21sq.m (approx. 2983.86ft) in this instance; and
- 3. A building height measured to the eaves of 6.80m (approx. 22.31ft) whereas By-law 0225-2007, as amended, permits a maximum building height measured to the eaves of 6.40m (approx. 21.00ft) in this instance.

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For more information on this matter visit www.mississauga.ca/portal/residents/cofa, call 905-615-3200 x2408, or email committee.adjustment@mississauga.ca.





File: "A" 160/19

Ward 3

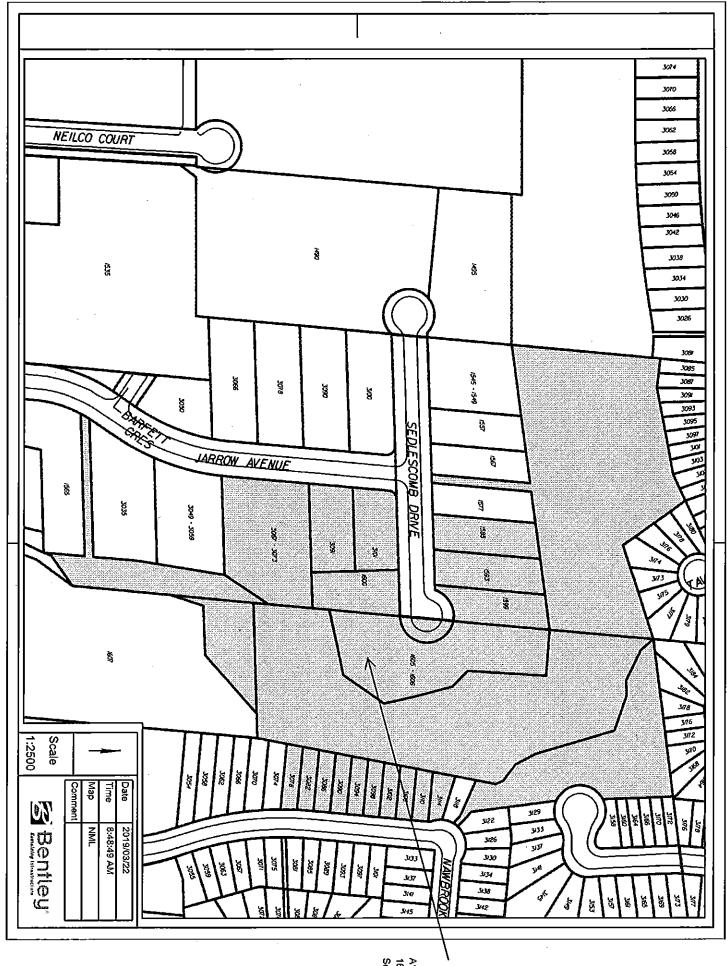
The Committee has set Thursday May 2, 2019 at 1:30 pm in the Mississauga Civic Centre, COUNCIL CHAMBERS, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

LIFE FOUNTAIN MINISTRIES INC is the owner of 1606 SEDLESCOMB DRIVE UNIT 8 zoned E2-132 — EMPLOYMENT. The appllicant requests the Committee to approve a minor variance to allow all parking off-site whereas By-law 0225-2007, as amended, requires a minimum of 86 parking space on site in this instance.

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File: "A" 161/19

Ward 5

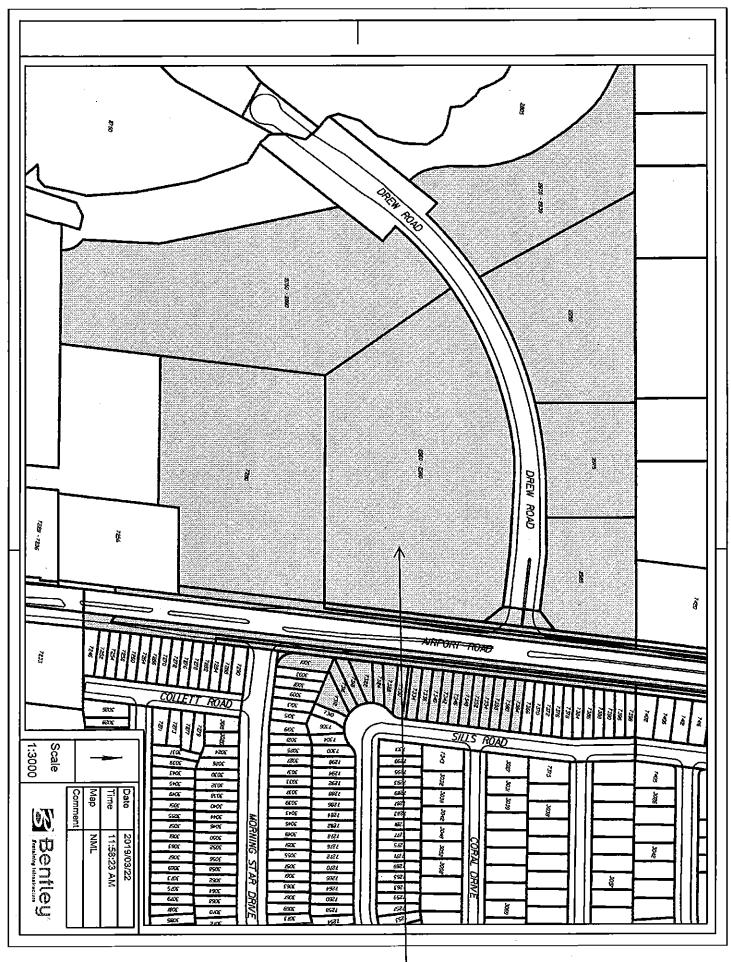
The Committee has set Thursday May 2, 2019 at 1:30 pm in the Mississauga Civic Centre, COUNCIL CHAMBERS, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

2647063 ONTARIO INC. is the owner of 2960 DREW ROAD UNITS 145-146 zoned E2-38 - Employment. The applicant requests the Committee to approve a minor variance to allow an expansion proposing 691 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 727 parking spaces in this instance.

This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of a neighbouring property within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer by fax at (905) 615-3950 or by e-mail at committee.adjustment@mississauga.ca. Please include your name, your address and application number or address of the property you are providing comments on. To allow all Committee members the opportunity to review and consider your comment in advance of the hearing please submit all comments no later than the Monday before the hearing.

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A161/19 2960 Drew Rd, Units 145-146



File: "A" 162/19

Ward 10

The Committee has set Thursday May 2, 2019 at 1:30 pm in the Mississauga Civic Centre, COUNCIL CHAMBERS, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

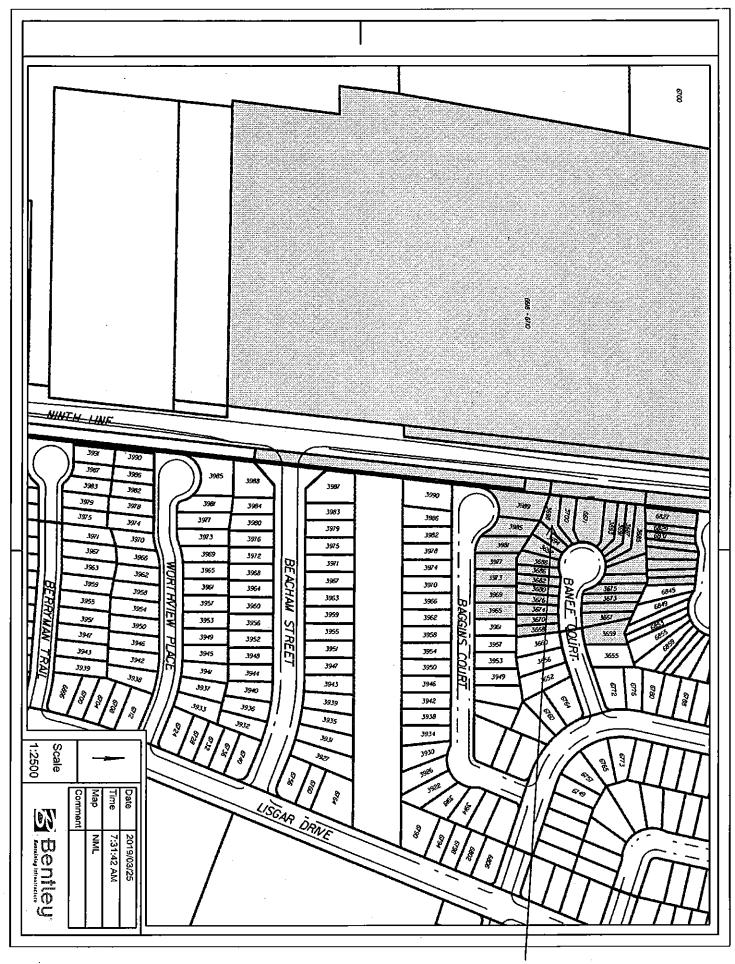
CRISTIANO & ALINE ALMEIDA are the owners of 3698 BANFF COURT zoned RM2-54-Residential. The applicant requests the Committee to approve a minor variance to allow a second unit proposing:

- 1. Below grade entrance in the front yard, whereas By-law 0225-2007, as amended, does not permit a below grade entrance in the front yard; and
- 2. 0 parking spaces for a second unit whereas By-law 0225-2007, as amended, requires a minimum of 1 parking space for the second unit in this instance.

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File: "A" 163/19

Ward 8

The Committee has set Thursday May 2, 2019 at 1:30 pm in the Mississauga Civic Centre, COUNCIL CHAMBERS, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

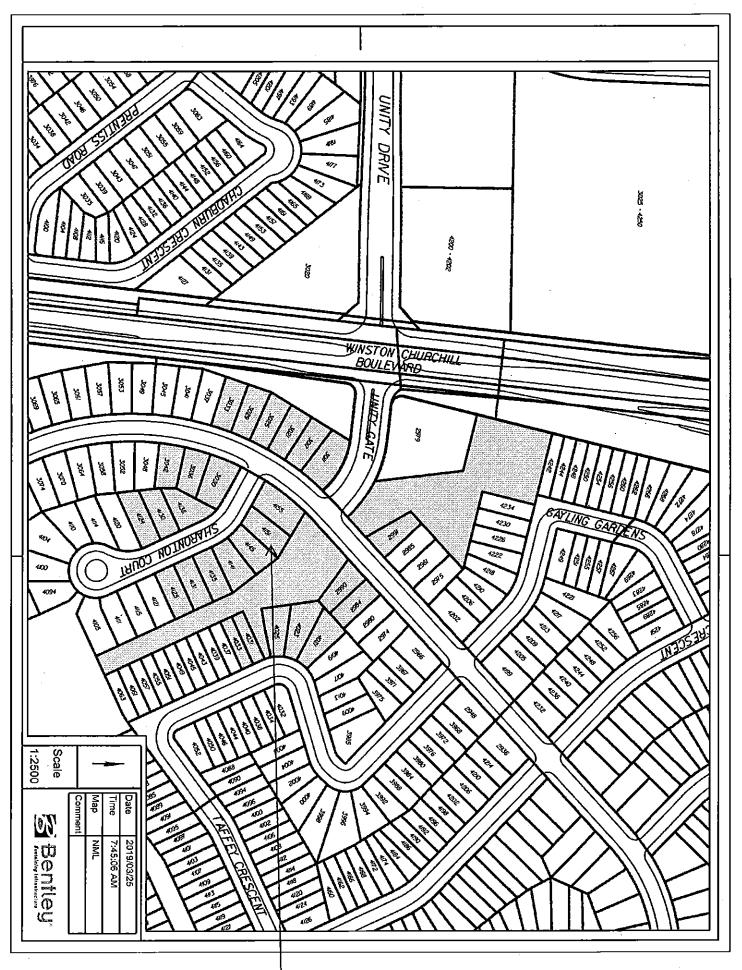
KALPESH & RAKSHA RATHOD are the owners of 4151 SHARONTON COURT zoned R3 – RESIDENTIAL. The applicant requests the Committee to approve a minor variance to permit a swimming pool and accessory structure proposing:

- 1. A setback to a Greenbelt Zone measured to a swimming pool of 1.52m (approx. 4.99ft) whereas By-law 0225-2007, as amended, requires a minimum setback to a Greenbelt Zone measured to a swimming pool of 5.00m (approx. 16.40ft) in this instance; and
- 2. A setback to a Greenbelt Zone measured to a shed of 0.61m (approx. 2.00ft) whereas By-law 0225-2207, as amended, requires a minimum setback to a Greenbelt Zone measured to a shed of 5.00m (approx. 16.40ft) in this instance.

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File: "A" 164/19

Ward 3

The Committee has set Thursday May 2, 2019 at 1:30 pm in the Mississauga Civic Centre, COUNCIL CHAMBERS, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

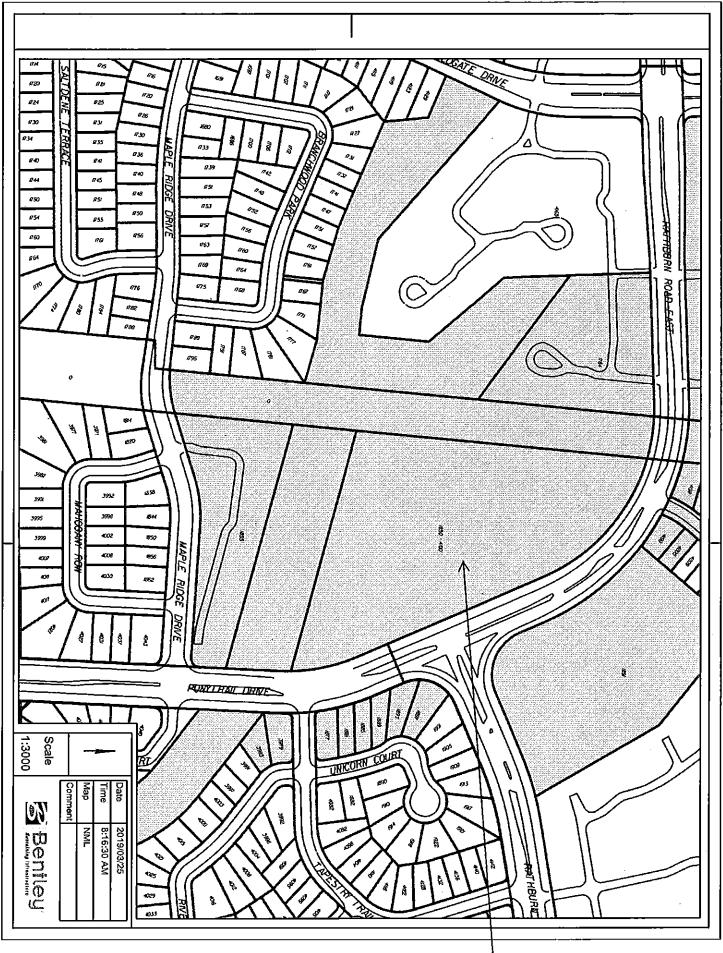
FOREST PARK CIRCLE LTD is the owner of 1850 RATHBURN ROAD EAST zoned RA4-46 - Residential. The applicant requests the Committee to approve a minor variance to allow the construction of condominiums proposing:

- 1. 0.15 visitor parking spaces per residential unit whereas By-law 0225-2007, as amended, requires a minimum of 0.20 visitor parking spaces per residential unit in this instance;
- 2. A setback of 4.50m (approx. 14.63ft) from the street to a pergola whereas By-law 0225-2007, as amended, requires a minimum setback of 6.00m (approx. 19.69ft) from the street to a pergola in this instance.
- 3. Two accessory structures (pergolas) on the subject lands whereas By-law 0225-2007, as amended, permits a maximum of one accessory structure per lot in this instance;
- 4. Two pergolas with an occupied area of 70.00sq.m (approx. 753.47sq.ft) whereas By-law 0225-2007, as amended, permits a maximum occupied area of 10.00sq.m (approx. 107.64sq.ft) in this instance; and
- 5. An accessory structure (pergola) height of 3.90m (approx. 12.78ft), whereas By-law 0225-2007, as amended, permits a maximum height of an accessory structure (pergola) of 3.00m (approx. 9.84ft) in this instance.

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A164/19 1850, 1890 Rathburn Rd. E. & 4100, 4108 Ponytrail Dr.

Revised Hearing Date and Amended Notice



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 384/18

Ward 10

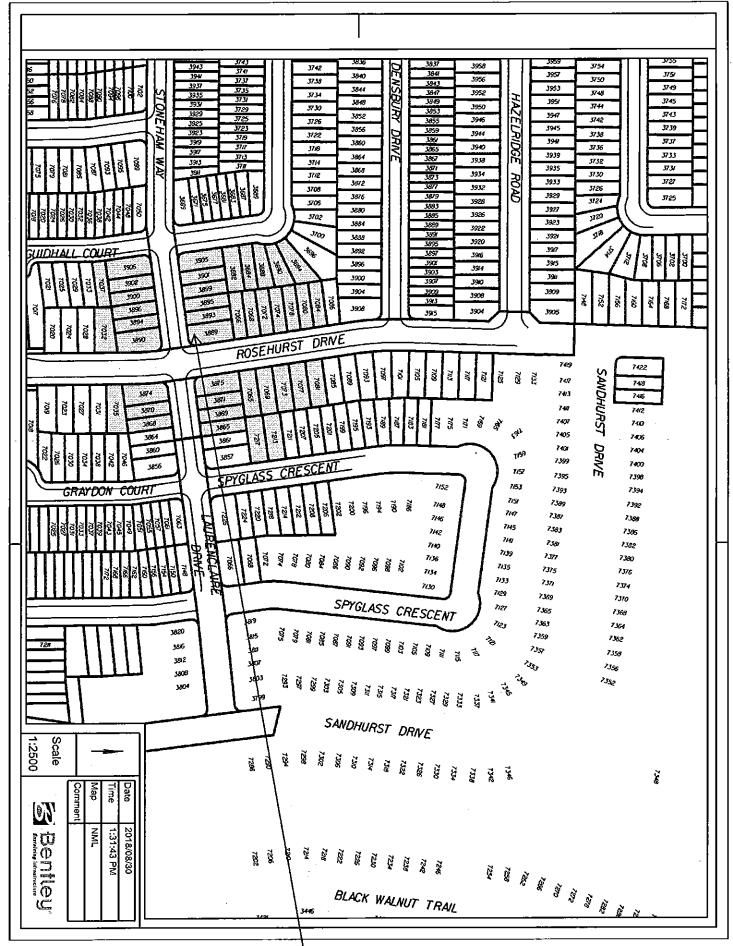
The Committee has set **Thursday May 2, 2019** at **1:30 pm** in the **Mississauga Civic Centre**, **COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

IHSSAN ALI is the owner of 3889 STONEHAM WAY zoned R5 - Residential. The applicant requests the Committee to approve a minor variance to allow the existing driveway to remain on the subject property proposing a driveway width of 7.00m (approx. 22.97ft) whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (approx. 19.68ft) in this instance.

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A384/18

Amended Notice and Revised Hearing Date



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 71/19

Ward 1

The Committee has set **Thursday May 2, 2019** at **1:30 pm** in the **Mississauga Civic Centre**, **COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

MARCO MASTRANGELO is the owner of 872 HAMPTON CRESCENT zoned R3-75 - Residential. The applicant requests the Committee to approve minor variances to permit the existing pool and accessory structure to remain proposing:

- 1. A side yard (easterly) setback to a G1 Zone measured to a pool of 4.02m (approx. 13.19ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback to a G1 zone measured to a pool of 5.00m (approx. 16.40ft) in this instance; and
- 2. A a side yard (easterly) setback to a G1 Zone measured to an accessory structure of 3.99m (approx. 13.09ft) whereas By-law 0225-2007, as amended, requires a minimum side yard setback to a G1 Zone measured to an accessory stucture of 5.00m (approx. 16.40ft) in this instance.

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